



## BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru – 02.

No. BBMP/Addl.Dir/JD NORTH/LP/0191/2015-16

Dated: 29-12-2023

### **OCCUPANCY CERTIFICATE (PARTIAL)**

Sub: Issue of Occupancy Certificate for Block – 4 Tower – S2 Commercial (Office) Building use at Property Katha No: 239/240/275/88/1, 240/276/89/1, Sy No. 88/1P, 88/2 P, 89/1, 89/2, 90, 91, 92/1, 93./1, 93/2 A, 93/2 B, 93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1 P, 98/2, 98/3, 98/4, 99, 100/1 P, 100/1 A(P), 101/1 B, 101/2(P), 101/3(P), 102/1(P), 102/2(P), 102/3(P), 103, 104/1(P), 104/2, 104/3 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru.

- Ref:
- 1) Your application for issue of Occupancy Certificate (Partial) dated: 25-05-2023
  - 2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0191/2015-16 Dated: 11-09-2018
  - 3) Fire Clearance for the Occupancy Certificate vide Docket No. KSFES/CC/332/2022, dated: 04-08-2022
  - 4) CFO issued by KSPCB vide No. AW-335002 PCB ID: 132946 INWID: 174388, dated: 17-12-2022
  - 5) Approval of Chief Commissioner for issue of Occupancy Certificate (Partial) dated: 22-12-2023.

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The Modified Plan for the construction of Tower – S1 & S2 in Block – 4 consisting of 4BF + GF + 10UF, Tower – S3 in Block – 5, Tower – S4 & S5 in Block – 6 and Tower – S6 in Block – 7 Consisting of 4BF+GF+9 UF Commercial (Office) Building & Residential Apartment Building including EWS and Club House Consisting of 2BF+GF+15 UF at Property Katha No: 239/240/275/88/1, 240/276/89/1, Sy No. 88/1P, 88/2 P, 89/1, 89/2, 90, 91, 92/1, 93./1, 93/2 A, 93/2 B, 93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1 P, 98/2, 98/3, 98/4, 99, 100/1 P, 100/1 A(P), 101/1 B, 101/2(P), 101/3(P), 102/1(P), 102/2(P), 102/3(P), 103, 104/1(P), 104/2, 104/3 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru was sanctioned by this office vide reference (2). The Commencement Certificate was issued for Commercial (Office) Building Block - 4 on 09-08-2019. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). And the Occupancy Certificate (Partial) for Block – 4 Tower – S1 Commercial (Office) Building, Consisting of GF+10 UF with 4 Common Basement Floors was issued by this office of on 26-05-2023. Now the Applicant has applied for issue of Occupancy Certificate for Block – 4 Tower – S2 Commercial (Office) Building Consisting of GF+10 UF vide ref (1).

Block – 4 Tower – S2 Commercial (Office) Building was inspected by the Officers of Town Planning Section on 20-11-2023 and 12-12-2023 for the issue of Occupancy Certificate. During the inspection it is observed that, the construction has been completed in accordance with the Modified Sanctioned Plan. The proposal for the issuance of Occupancy Certificate for Block – 4 Tower – S2 Commercial (Office) Building was approved by the Chief Commissioner vide Ref (5). Subsequent to the approval accorded by Chief Commissioner the applicant was endorsed on dated: 26-12-2023 to remit Rs. 3,63,92,000/- (Rupees Three Crores Sixty Three Lakhs Ninety Two Thousand Only), towards the Compounding fine, Scrutiny Fees, Ground Rent Arrers and GST towards the issue of Occupancy Certificate. The applicant has paid of Rs. 3,63,92,000/- (Rupees Three Crores Sixty Three Lakhs Ninety Two Thousand Only) in the form of DD No. 042518 dated: 26-12-2023 drawn on HDFC Bank, Sahakarnagar Branch and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000100, dated: 27-12-2023.

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Hence, Permission is hereby granted to occupy the Block – 4 Tower – S2 Commercial (Office) Building Consisting of GF+10 UF at Property Katha No: 239/240/275/88/1, 240/276/89/1, Sy No. 88/1P, 88/2 P, 89/1, 89/2, 90, 91, 92/1, 93./1, 93/2 A, 93/2 B, 93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1 P, 98/2, 98/3, 98/4, 99, 100/1 P, 100/1 A(P), 101/1 B, 101/2(P), 101/3(P), 102/1(P), 102/2(P), 102/3(P), 103, 104/1(P), 104/2, 104/3 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru with the following details.

### **Block – 4 Tower – S2 Commercial (Office) Building**

Sl. No.	Floor Descriptions	Built Up Area (sqm)	Remarks
1	Ground Floor	4272.36	Entrance Lobby, AHU Rooms, Service Area, Electrical Room, Toilets, Lobbies, Lifts and Staircases
2	First Floor	4582.03	Office Space, AHU Rooms, Electric Rooms, Service Area, Toilets, Lobbies, Lifts and Staircases
3	Second Floor	5110.17	Office Space, Caffeteria, AHU Rooms, Electric Rooms, Service Area, Toilets, Lobbies, Lifts and Staircases
4	Third Floor	5168.21	Office Space, AHU Rooms, Electric Rooms, Service Area, Toilets, Lobbies, Lifts and Staircases
5	Fourth Floor	5168.21	Office Space, AHU Rooms, Electric Rooms, Service Area, Toilets, Lobbies, Lifts and Staircases
6	Fifth Floor	5346.90	Office Space, AHU Rooms, Electric Rooms, Service Area, Toilets, Lobbies, Lifts and Staircases
7	Sixth Floor	5255.36	Office Space, AHU Rooms, Electric Rooms, Service Area, Refuge Area, Toilets, Lobbies, Lifts and Staircases
8	Seventh Floor	5007.04	Office Space, AHU Rooms, Electric Rooms, Service Area, Toilets, Lobbies, Lifts and Staircases
9	Eighth Floor	5127.06	Office Space, AHU Rooms, Electric Rooms, Service Area, Toilets, Lobbies, Lifts and Staircases
10	Ninth Floor	5254.34	Office Space, AHU Rooms, Electric Rooms, Service Area, Refuge Area, Toilets, Lobbies, Lifts and Staircases
11	Tenth Floor	3982.05	Office Space, AHU Rooms, Electric Rooms, Service Area, Plant Room, Cooling Tower, Toilets, Lobbies, Lifts and Staircases
12	Terrace Floor	156.97	Lift Machine Room, Staircase Head Room, OHT and Fire Room.
	<b>Total Built Up Area</b>	<b>54430.70</b>	
	<b>FAR</b>	<b>0.41 (Total -1.665)</b>	<b>(0.384 – Tower S1 in Block – 4) (0.871 - Block – 8 Partial OC) (0.384 + 0.871 + 0.41 ( Proposed) = 1.665 &lt; 3.25</b>
	<b>Coverage</b>	<b>3.55% (Total-26.83%)</b>	<b>(3.31% – Tower S1 in Block – 4) (19.97% - Block – 8 Partial OC) (3.31% + 19.97% + 3.55% ( Proposed) = 26.83% &lt; 50%</b>

**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking area at Four Common Basement Floors and surface area have adequate safety measures. It shall be done entirely at the risk and cost of the owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.

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2. Total 1925 no.s of required car parking space for Block - 4 Commercial (Office) Building, i.e., 883 no.s for Tower S1 and 1042 no.s for Tower S2 is already considered and provision for 1948 no.s of car parking space at Four Common Basement Floors and 65 no.s of car parking space at Surface Area, totally 2013 numbers of car parking space provision is provided in the Occupancy Certificate (Partial) issued by this office on dated: 26-05-2023.
3. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.
4. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
5. Four Common Basement Floors and Surface Areaa should be used for car parking purpose only and the additional area if any available in Four Common Basement Floors and Surface Area shall be used exclusively for car parking purpose only.
6. Footpath and road side drain in front of the building should be maintained in good condition.
7. Rain water harvesting structure shall be maintained in good condition for storage of water and shall be used for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
8. Owner shall make his own arrangements to dispose off the debris/garbage after segregating it into organic and inorganic waste generated from the building. Suitable arrangements shall be made by the owner himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.
9. The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
10. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
11. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc.
12. The Owner / Association of the high-rise building shall conduct two mock – drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
13. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
14. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.

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16. The Demand for payment of fees as per the Interim order of the Hon'ble High Court vide W.P. No. 21157/2022 (LB-BMP) is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court.
17. Since, the Occupancy Certificate is now being considered only for Block – 4 Tower – S2 Commercial (Office) Building use the percentage of violation will be calculated at the time of issue of Final Occupancy Certificate.
18. The Remaining Commercial Building Blocks should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
19. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

On default of the above conditions the Occupancy Certificate (Partial) issued will be withdrawn without any prior notice

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**Joint Director of Town Planning (North)  
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To,

M/s L & T Realty Developers Ltd.,  
# Bellary Road, Byatarayanapura,  
Bengaluru - 560092.

**Copy to**

1. JC / EE (Yelahanka) / AEE/ ARO (Kodigehalli Sub-division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

**Joint Director of Town Planning (North)  
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*(Handwritten initials)*

*(Handwritten signature and date: 29/12/23)*

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